



**Arlington Historic District Commissions
Approved Minutes March 24, 2022
(Approved 4/28/22)**

Commissioners Present: C. Barry, P. Chaves, B. Cohen, S. Makowka, S. Savarese, C. Tee, J. Worden

Commissioners Not Present: D. Baldwin, M. Bush, A. Frank Johnson, B. Melofchik

Guests: M Hayden, C. Looney, C. Royer, A. Marshall, D. Barlow, M. Silverman

- 1. AHDC Meeting Opens 8:00pm**
- 2. Approval of draft minutes February 24, 2022** J. Worden moved to accept as presented, seconded by C. Tee. Roll call vote – C. Barry – y, S. Savarese – y, C. Tee – y, J. Worden – y, P. Chaves – y, B. Cohen - y, S. Makowka – y (unanimous vote) and Executive Session Draft Minutes from November 18, 2021(TBD during executive session)
- 3. Appointment of Alternate Commissioners: Pleasant Street- P. Chaves, S. Makowka; Mt. Gilboa/Crescent Hill-;Jason/Gray- P. Chaves, B. Cohen, S. Makowka;**
- 4. Communications**
 - a. S. Makowka reported 108 Pleasant St at ZBA hearing and he advised them that there was an outstanding violation (vinyl windows) and they approved the special permit but conditioned it on resolution of the outstanding AHDC compliance issues. They are planning to change from business use to 3 unit condo.
 - b. St. John's needs to address windows and are looking for options – B. Cohen will be in touch for a site visit and assistance
 - c. Application from 21 Maple St (Li) for window changes and fence replacement (will be resubmitting incomplete application and spoke with B. Cohen).
 - d. Diversity Survey requested by Elizabeth Dray, TM Member
 - e. 12 Russell Terrace Call and Subsequent CONA Application
 - f. 87 Pleasant St. question on stone wall addition
 - g. 21-23 Russell Street application to replace with Fiberglass Gutters
 - h. D. Heim asked to attend Executive Session tonight
 - i. B. Cohen said J. Worden asked her to look at an address on Pleasant Street regarding a wooden fence – she believes the fence has been there for a while
- 5. New Business**

- a. **Formal Hearing for 128 Pleasant St. (Condo Assoc.) for installation of fence alongside front lawn and driveway.** M. Hayden gave presentation. Applicant wants to install a 3 foot high fence on both sides of building along edge of grass and driveway from building to sidewalk. Fences will be perpendicular to the sidewalk. The option considered with spikes at the top were deemed dangerous so they are proposing the Model BR20 at a height of 3 feet. Black in color. The plantings at that location are new and they would like the fence to be eventually removed once bushes are grown. There is a black flat top railing currently at the front stairs. S. Makowka and B. Cohen agreed that the spikes aren't necessary. The awning is now black and they feel the fence being black would be nice. S. Makowka stated that we typically don't allow aluminum fences in a HD at the street but from his perspective this is a much more modern apartment structure that is much different in character from the rest of the structures in the historic district. Applicant reiterated that it will take a while for the plants to get established and they are looking for something to deter people from cutting through bushes. J. Worden asked about the top rail – the one being proposed is a triple rail, the one at the stairs is a 2-rail fence. B. Cohen walks by every day and has no problem with proposal. A 20 Peabody Road resident state this is strictly the front yard and thinks a wooden fence would be in keeping with a more historic view.

B. Cohen moved to approve the proposal as proposed for a black aluminum fence with double rail at top and bottom rail, 3' high, and then removed in 3 years when the shrubbery fills in (with possibility for extension by the Commission). Also, the Commission notes that the aluminum fence is appropriate only in this case due to the nature of this specific building. C. Barry seconded. Motion: C Barry – y, S. Savarese –y, C. Tee – y, J. Worden – abstains, P. Chaves – y, B. Cohen – y, S. Makowka – y. Approved with six yes votes and 1 abstention. Monitor appointed B. Melofchik.

- b. **Formal Hearing for 12 Elder Terrace (Silverman/Royer) for renovations for enclosed porch.** M. Silverman, (C. Royer, architect and Father in Law) and C. Royer presented application. Project entails renovating an previously enclosed porch as shown in photos. Replacing existing siding (T-111 plywood) and aluminum windows with windows to match existing original windows and replace plywood siding with matching clapboard siding. This will allow more light into living room and room for growing family. Drawings showed the proposed treatment of the corner filling the openings with wood double hung windows and clapboard siding below. Rhythm of the front porch bays are repeated on the side using trim that is the same width of columns on front of porch to simulate the look of the columns. Cedar lattice below to match the current existing wood lattice. Trying to leave existing lattice in place. Applicant feels that the proposed Jeld Wen site line windows are better value and are a substitute for Marvin windows.

The Commission noted that the plans show this model window has a clad sash and our guidelines say no cladding on sashes or windows. B. Cohen said if you put storm windows over them you don't have to paint as often but the applicants noted the preference here is for simulated divided lites, noting that the putty profile similar to existing windows. The Applicant clarified that the existing windows on the enclosed porch are aluminum sliders that are not original. There is no trim other than the T-111. They would like the windows sized to die into the trim. They can play with the mullion dimensions. The existing vertical trim piece to the right would be the jam

casing on the window. The windows would come up to the existing beam. There would be at most a 1 x 2. The freeze board can be used as the top. The wood frame of the window would have to be shimmed below that beam and there will be effort to minimize that trim.

The Applicant noted that it's difficult to get a window wide enough to fill the available space – B. Cohen said you don't need to fill the space. Discussion about how to fill the space without the proportions looking odd. C. Barry said either 2 1 over 1 windows ganged together with a mullion or a single window that matches the window to the right. There will be some clapboard infills. S. Makowka asked clarification about whether they are putting on clapboard or something that looks like the asbestos shingles present elsewhere on the house. C. Barry suggested they might be better off putting in a wider casing around the single window -- get the horns extra long on window so that the extend to corner trim with clapboards below only and use a 2 over 2 that matches the existing porch window in size. The Commission confirmed that all the trim will be real wood and the railings or decking will be left in place.

C. Barry moved to approve the proposal to renovate the existing porch enclosure as drawn with the provisions that the sashes be 100% wood (no clad) and that the street side window (currently shown 3 over 3) be substitutes with window to match the adjacent window as a 2 over 2 and that the margins between window and existing trim separating from asbestos siding get vertical casing trim. Seconded by C. Tee. Roll Call – C. Barry – y, S. Savarese – y, C. Tee – y, J. Worden – y, P. Chaves – y, B. Cohen – y, S Makowka – y. Unanimous approval. Monitor appointed S. Savarese.

- c. **Formal Hearing for 7 Jason Street (Arl. Historical Society) for door replacement at 7 Jason Street.** G. Parsons gave presentation for replacement of existing door at back of Smith Museum. The existing door is a wooden door and is currently failing. It is flanked by two sidelites that don't open. The narrow door cannot open and they have problems with some exhibits not able to fit and the UV lite from the sidelites is bad for exhibits. They would like to replace that door with something that looks more like a barn door. Similar to the door that faces on Jason Street. The change provides weather tight guaranteed door and blocks UV light. They would stain it to be same color as the door which is being removed. It will be the same color as the other existing door on the Jason St. side. The Commission clarified that the door opens out and the clearance on the egress ramp may be a problem with the building department once they review

B. Cohen moved to accept the replacement door as proposed. Seconded by C. Barry for discussion.. C. Barry would like to amend the motion so that the Applicant will need to return to the Commission if anything triggers a change by the building department. B. Cohen amended her motion to include this requirement. C. Barry Seconded amended motion. Roll Call: C Barry – y, S Savarese– y, Tee – y, J. Worden – y, P. Chaves – y, B. Cohen – y, S. Makowka – y. Unanimous approval. Monitor appointed P. Chaves.

- d. **Informal Hearing for 20 Maple Street (Kapinos) for window replacement.** Proposal to restore to the original leaded glass – B. Cohen suggested that this was appropriate for a 10 day. C. Barry feels proposed design looks appropriate.

C. Barry moved that this is so insubstantial to the purposes of the District that a formal notice can be waived subject to a 10-day notice to abutters, seconded by B. Cohen – Roll Call – C Barry – y, S Savarese– y, Tee – y, J. Worden – y, P. Chaves – y, B. Cohen – y, S. Makowka – y, Unanimous approval. C. Barry moved to approve the replacement of existing window, as shown in plan, with the proposed leaded glass window at that location. Seconded by J. Worden. Roll call – C Barry – y, S Savarese– y, Tee – y, J. Worden – y, P. Chaves – y, B. Cohen – y, S. Makowka – y. Unanimous approval. Monitor appointed – S. Makowka.

- e. **Informal Hearing for 21 Wellington St. (Barlow) for window replacements.** D. Barlow gave presentation. S. Makowka noted that this is an informal hearing to get feedback from the Commission. The Applicant explained that the intention is to replace 11 previously replaced windows that are now failing themselves. They are double glazed wooden windows for the most part with 1 vinyl window dating from the 90s which was done before the District was created. Rather than replace with more mass produced double glazed wooden double hung windows, they are inspired to do a real restoration and replace these windows with something constructed to more closely match existing windows on the main floor that are original. Looking at removing 1 vinyl window on main floor (middle floor of structure – exhibit 1). Spanish Cedar is the material they hope to use for windows. Lower floor is unit 19 and the Applicant occupies the upper 2 floors. Middle level is where the vinyl window is and all other 10 are on top floor. There is also a window a (existing window) that they are trying to match. Proposal is to remove 1 vinyl sash (not consistent with HD) and replicate and replace other replacement windows with similar type sashes to be restored to original function of the window. No dimensions are changing, just using existing jam and frames. Casing is intact. Upstairs window will also be replaced with same proposed window. Basically, they are putting back windows that match what was there originally so it will be very close to replacement to original conditions. The Commission noted that if the profiles have to be the same and restoring vinyl and modern replacement with the single pane specifically manufactured wood sashes with original hardware is consistent and not incompatible with the District. The Commission noted that, if approved, the monitor could be required to verify that the new sashes are consistent with other original sashes in the house and approve the specifics before the window order is submitted. S. Makowka explained a 10 day certificate process to the new Commissioners and the public.

C. Barry moved that the proposed replacement of windows is clearly so consistent with the purposes of the District that a formal notice can be waived subject to a 10-day notice to abutters. Seconded by C. Tee. B. Cohen recused herself. Roll Call – C Barry – y, S Savarese– y, Tee – y, J. Worden – y, P. Chaves – y, S. Makowka – y. Unanimous approval. C. Barry then moved to approve the window restoration proposal with amendment that the monitor have final review submitted to them and grants approval prior to ordering windows. Seconded by J. Worden. C Barry – y, S Savarese– y, Tee – y, J. Worden – y, P. Chaves – y, S. Makowka – y. Roll call – unanimous approval. Monitor: C. Barry.

6. Old Business

- a. Vacant commissioner seats – BSA response – C. Greeley reported she has heard back and they will review submitted info requested and get back to us.

- b. Report from Streetscape sub-committee – no report
- c. Modification of Design Guidelines (Little Libraries) – no report
- d. Town Clerk Record Retention – no report

7. Review of projects – no report

8. Executive Session to Discuss Ongoing Litigation regarding 0 Ravine (Perlo v AHDC)

Meeting ended and adjourned from Executive Session at 1033pm